

From: "Beaudoin, Mark" <BeaudoiM@talgov.com>
To: "Brantley, Tom" <BrantleT@mail.co.leon.fl.us>
Date: 2/18/03 12:23PM
Subject: RE: Railroad Avenue property

Send to me. Would need CC approval, therefore 30 to 45 days.

-----Original Message-----

From: Tom Brantley [mailto:BrantleT@mail.co.leon.fl.us]
Sent: Tuesday, February 18, 2003 12:14 PM
To: BeaudoiM@talgov.com
Cc: Jeff Williams
Subject: Railroad Avenue property

Dear Mark,

After speaking with you last week, we have had the surveyor to prepare a description and sketch of the additional strip needed for accomodate new parking lot at Dental Clinic. Whom should we send this to - you or Birdie?

We can also provide a site layout, if needed, prepared for us by Barnett & Fronczak Architects. It shows the parking lot footprint relative to property boundary. In any event, it will inhibit parking without this additional strip.

Thanks for your help - Tom

PS - Any idea of how long gaining title to this additional strip may take?

Legal Description

COMMENCE at street centre number 500 of the street centres of Tallahassee, Florida, at the intersection of St. Francis Street and Railroad Avenue, said street centre identified by a brass pin below the existing pavement and run thence North 00 degrees 10 minutes 32 seconds West along the street centre line of Railroad Avenue, a distance of 33.12 feet; thence leaving said street centre line, run North 89 degrees 54 minutes 37 seconds West along an easterly projection of the south boundary of that parcel of land described in the instrument recorded in Official Records Book 851, Page 116 of the Public Records of Leon County, Florida, a distance 20.20 feet to Station 118+19.39 on the City of Tallahassee Control Baseline of Survey of Railroad Avenue as shown on the Macomb Street Improvements Control Survey and Right of Way Map prepared by the City of Tallahassee, Public Works, Engineering Division, Project Number 92032, File Number 015-92, last revised February 12, 1996; thence leaving said Control Baseline, continue North 89 degrees 54 minutes 37 seconds West along the aforesaid easterly projection, a distance of 42.04 feet to the westerly right of way of Railroad Avenue as shown on the aforesaid Right of Way Map; thence run South 02 degrees 29 minutes 53 seconds East along said westerly right of way, 111.66 feet to a point for the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 02 degrees 29 minutes 53 seconds East along said right of way, 15.00 feet to a 5/8" City of Tallahassee survey point and the northeast corner of that parcel of land described in the instrument recorded in Official Records Book 2079, Page 2169 of said public records; thence leaving said right of way, run North 81 degrees 54 minutes 42 seconds West along the northerly boundary of said parcel a distance of 139.94 feet to a 5/8" City of Tallahassee survey point and the northwest corner of said parcel; thence leaving said northerly boundary, run South 88 degrees 02 minutes 47 seconds East 137.97 feet to the POINT OF BEGINNING, containing 1032 square feet, more or less and lying within the City of Tallahassee, in Section 1, Township 1 South, Range 1 West, Leon County, Florida.

A Boundary Survey of the parcel described herein is attached as Exhibit "A" and by reference incorporated herein.

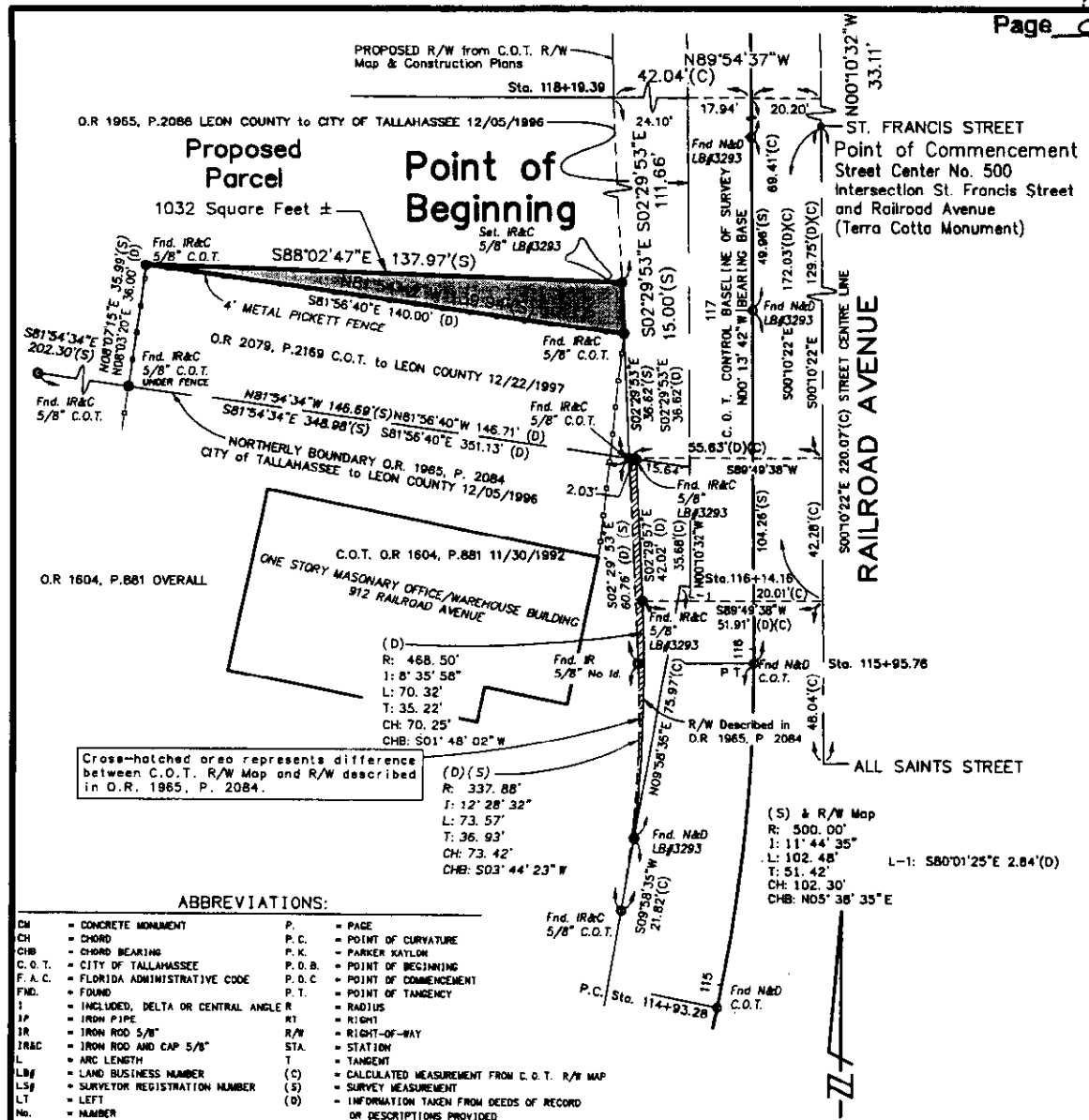
Bearings are assumed based on the Macomb Street Improvements Control Survey and Right of Way Map prepared by the City of Tallahassee, Public Works, Engineering Division, Project Number 92032, File Number 015-92, last revised February 12, 1996.

The undersigned surveyor has not been provided a current title search or abstract of matters affecting title to the subject parcel. It is possible there are deeds of record, unrecorded deeds, easements or other instruments, which could affect the boundaries of the parcel described herein.

I hereby certify that this description meets the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G-17-6.006(1), Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

M. Kevin Mears
Professional Surveyor and Mapper
Florida Certificate Number 5459
Florida Licensed Business Number 3293

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ABBREVIATIONS:

CM	= CONCRETE MONUMENT	P.	= PAGE
CH	= CHORD	P.C.	= POINT OF CURVATURE
CHB	= CHORD BEARING	P.K.	= PARKER KAYLOW
C.O.T.	= CITY OF TALLAHASSEE	P.O.B.	= POINT OF BEGINNING
F.A.C.	= FLORIDA ADMINISTRATIVE CODE	P.O.C.	= POINT OF COMMENCEMENT
FND.	= FOUND	P.T.	= POINT OF TANGENCY
I	= INCLUDED, DELTA OR CENTRAL ANGLE	R	= RADIUS
IP	= IRON PIPE	RT	= RIGHT
IR	= IRON ROD 5/8"	R/W	= RIGHT-OF-WAY
IR&C	= IRON ROD AND CAP 5/8"	STA.	= STATION
L	= ARC LENGTH	T	= TANGENT
LB#	= LAND BUSINESS NUMBER	(C)	= CALCULATED MEASUREMENT FROM C.O.T. R/W MAP
LS#	= SURVEYOR REGISTRATION NUMBER	(S)	= SURVEY MEASUREMENT
LT	= LEFT	(D)	= INFORMATION TAKEN FROM DEEDS OF RECORD OR DESCRIPTIONS PROVIDED
No.	= NUMBER		
O.R.	= OFFICIAL RECORD BOOK		

- SURVEY NOTES:**
1. This Boundary Survey was prepared to identify the proposed parcel transfer from the City of Tallahassee to Leon County.
 2. Bearing base is assumed and has been taken from the MACOMB STREET IMPROVEMENTS CONTROL SURVEY, prepared by the City of Tallahassee, Public Works, Engineering Division, Project Number 92032, File Number 015-92, last revised 02/12/1996.
 3. Additional buildings and other improvements exist and have not been located or shown.
 4. All distances shown hereon are expressed in U.S. Survey feet and decimal parts thereof unless otherwise shown.
 5. A current title search or abstract of matters affecting title to the subject property has not been provided. Except as shown and noted herein, this map of survey does not purport to reflect any of the following that may be applicable to the subject property: easements, except those that were visible at the time of the survey date and those known by the surveyor; zoning or other land-use regulations; and any other matters that an accurate and current title search may disclose.
 6. Field Survey Date: 01/03/2003 Field Book: 712/3
02/14/2003 Field Book: 712/17

ADDITIONAL IMPROVEMENTS EXIST AND ARE NOT SHOWN

SCALE IN FEET: 1" = 40'



SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

EXHIBIT "A"

M. Kevin Mears
Professional Surveyor and Mapper
Certificate Number 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Allen Nobles & Associates, Inc. TALLAHASSEE • CHIPLEY • NICEVILLE • PENSACOLA PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LBS2993 E247990 2720 PARK AVENUE, TALLAHASSEE, FLORIDA 32308 PH: 850-385-1178 FAX: 850-385-1404	BOUNDARY SURVEY OF PROPOSED PARCEL FOR THE LEON CO. DENTAL CLINIC 912 RAILROAD AVE.		SCALE: 1" = 40' DATE: 02/14/03 DRAWN BY: MKM CAD NO.: 4362002-EX REVISION:	PROJECT NO.: 4362.002 FIELDBOOK: 712/17 SHEET 2 OF 2
	CLIENT: LEON CO. BOARD OF COUNTY COMMISSIONERS			